

**AGENDA:** May 25, 2004

**5.2**

**CATEGORY:** Public Hearing

**DEPT.:** Community Development

**TITLE:** Conditional Use Permit for Senior Day Health Center for Avenidas

### **RECOMMENDATION**

1. Approve the Initial Study and Mitigated Negative Declaration of Environmental Impact in accordance with the California Environmental Quality Act (CEQA).
2. Adopt A RESOLUTION CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT FOR A SENIOR DAY HEALTH CENTER AT 266 ESCUELA AVENUE, to be read in title only, further reading waived.

**FISCAL IMPACT** – None.

### **BACKGROUND AND ANALYSIS**

#### **Site Location**

The subject property is located on the west side of Escuela Avenue, north of California Street and south of Crisanto Avenue, in the PF (Public Facilities) Zoning District (see Attachment 1 – Location Map). The property is approximately 4.8 acres and owned by the City of Mountain View. Other uses on the site include the temporary Senior Center, Escuela House and surface parking. The City is planning to construct a new 25,000 square foot Senior Center that will be located directly behind the senior day health center (see Attachment 2 – Master Plan). The entire property is bordered by residential land uses at densities varying from 13 to 30 units per acre and Rengstorff Park.

#### **Project Description**

The applicant, Lisa Hendrickson for Avenidas, is requesting a Conditional Use Permit and a Development Review Permit to construct a 9,400 square foot senior day health center that will serve 45 to 50 seniors five days a week. The center will be open weekdays from 10:00 a.m. to 3:00 p.m., with limited extended care to 5:30 p.m.

Services provided at the center include recreational activities, nursing, therapy, counseling and lunch. Classes are scheduled throughout the day and include Story Telling, Senior Issues, Music Appreciation, Word Play, etc. The activities are designed to help the seniors

maintain their independence while giving them the supervision they need. None of the participants drive but are brought to the facility in two 16-passenger vans operated by Avenidas staff or driven by a family member. The center will serve seniors from Mountain View and the surrounding area.

## **DEVELOPMENT ANALYSIS**

### **General Plan**

The project site is within Rengstorff Park, which has a base designation of Neighborhood/Community Parks and Schools. This designation is intended to provide recreational areas and spaces for people to relax and escape from urban pressures. The General Plan Land Use Map also notes that the project site is specially designated for a Senior Center. The Avenidas building borders the Senior Center and is considered a mutually supportive and compatible land use.

### **Conditional Use Permit**

Avenidas is applying for a Conditional Use Permit to locate in the PF (Public Facilities) Zoning District. Land uses involving recreational, educational and public service activities are conditional uses in this district. A senior day health center is consistent with other uses allowed in this area. No aspects of the proposed use have been identified that would create significant conflicts with surrounding land uses or with other existing plans or policies.

### **Public Facilities (PF) Zoning District Standards**

The proposed project meets all the development standards of the PF Zoning District. The building is set back 27' from Escuela Avenue and 34' from the north property line in keeping with the minimum 20' front and side yard setback requirements.

### **Parking**

The Avenidas building and the Senior Center are proposing to share a surface parking lot with spaces for 153 to 159 cars and a van drop-off area between the two buildings (see Attachment 2 – Master Plan). The required number of parking spaces was determined by a parking analysis prepared in August 2003 by RKH Civil Transportation Engineering.

### **Architectural Design**

The Avenidas building is organized around the main activity and dining rooms which view out onto a courtyard. The building has clerestory windows to provide light into the interior.

The exterior of the building will utilize cement plaster walls, decorative wood trim and gabled roof elements.

The City's Development Review Committee reviewed this project on April 22, 2004. They found the project to be well designed and compatible with the Senior Center.

### **PUBLIC INPUT**

The City Council reviewed this item at a study session on February 25, 2004. At that meeting, one Councilmember expressed concern that the project does not have a strong public presence on Escuela Avenue. The applicant is proposing to address this concern by enhancing the front yard landscaping and adding a low wall entry feature (see Attachment 3). The enhanced landscaping will be designed and completed in coordination with the Senior Center project.

The Zoning Administrator held a public hearing on this item on April 28, 2004. There was no one from the public who spoke on the item. The Zoning Administrator recommended conditional approval of the project to the City Council.

### **CONCLUSION**

The proposed senior day health center will complement the new Senior Center, is well designed and will provide a beneficial service to Mountain View residents. Therefore, staff recommends that the City Council approve the Conditional Use Permit and Development Review Permit.

### **ALTERNATIVES**

1. Refer this item to the Development Review Committee for changes to the architectural design.
2. Deny the Conditional Use Permit, finding that a senior day health center is not an appropriate use for this site.

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**PUBLIC NOTICING**

Agenda posting, noticed in the local newspaper and mailed to all owners within 1,000' of the subject property.

Prepared by:

Approved by:

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MF/9/CAM  
848-05-25-04M-E-2^

Attachments: 1. Location Map  
2. Master Plan  
3. Site Plan and Architectural Design  
4. Low Wall Entry Feature  
5. Initial Study and Mitigated Negative Declaration  
6. Resolution for Conditional Use Permit and Recommended Conditions of Approval

cc. Ms. Lisa Hendrickson  
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Palo Alto, CA 94301

Mr. Kevin Jones  
Kenneth Rodrigues and Partners, Inc.  
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San Jose, CA 95113

CITY OF MOUNTAIN VIEW  
RESOLUTION NO.  
SERIES 2004

A RESOLUTION CONDITIONALLY APPROVING A CONDITIONAL USE PERMIT  
AND DEVELOPMENT REVIEW PERMIT FOR A  
SENIOR DAY HEALTH CENTER AT 266 ESCUELA AVENUE

WHEREAS, an application was received from Avenidas for a Conditional Use Permit to construct a 9,400 square foot senior day health center at 266 Escuela Avenue (Application No. 075-04-UPA); and

WHEREAS, the Zoning Administrator held a public hearing on April 28, 2004 on said application and recommended that the City Council approve the Conditional Use Permit, subject to the findings and conditions of approval contained in the Findings Report; and

WHEREAS, on May 25, 2004, the City Council held a public hearing on said application and received and considered all evidence presented at said hearing, including the Findings Report and staff report from the Zoning Administrator; and

WHEREAS, staff has determined that this project will not have a significant impact on the environment as described in the Mitigated Negative Declaration and Initial Study;

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby finds and determines that this project will not have a significant impact on the environment and hereby adopts the Mitigated Negative Declaration, which is incorporated by reference herein;

BE IT FURTHER RESOLVED by the City Council that said project, as conditioned, is consistent with the General Plan and the City's Zoning Ordinance;

**TIME FOR JUDICIAL REVIEW:**

The time within which judicial review of this document must be sought is governed by California Code of Procedure, Section 1094.6, as established by Resolution No. 13850, adopted by the City Council on August 9, 1983.

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MA/9/RESO/891-05-14-04R^